

Chapmans Croft

Coton-in-the-Elms, DE12 8DG

John German





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£475,000



A beautiful family home in a highly regarded National Forest village location with surrounding countryside walks having well designed accommodation including 2 reception rooms, impressive extended breakfast kitchen, 4 good bedrooms and en suite, set in a quiet cul de sac.

This fantastic family home enjoys a pleasant position on a cul desac in the pretty National Forest village of Coton in the Elms. The village has a primary school, pub and excellent access to countryside. It is convenient for road links connecting the centres of Lichfield, Tamworth, Ashby and Burton.

Step into the good sized reception hall with stairs to the first floor and doors to the ground floor accommodation.

The generously sized lounge is dual aspect including a front facing window and French doors opening out to the rear garden. Across the hall is a separate reception room, currently used as a home office but could be used as a formal dining room, sitting room etc.

At the heart of the home is the impressive extended breakfast kitchen equipped with a range of base and wall units with contrasting work surfaces over extending into a splash back and a matching centre island has an inset sink and further base units. Two skylights pour in plenty of natural light, an attractive floor runs underfoot and French doors open out to the rear garden. Off the kitchen is a useful utility/cloakroom with additional appliance space, worksurface, WC, wash basin with storage cupboard and window to the side.

Arranged around the first floor landing are four good sized bedrooms, the master bedroom is a spacious sized room with fitted wardrobes and the benefit of its own en suite bathroom comprising a shaped bath, wall hung wash basin, WC, chrome ladder radiator and contemporary contrasting wall tiling.

The three further bedrooms share the use of the family shower room having modern gloss tiled wall tiling, oversized shower cubicle, wash basin, WC and chrome ladder radiator.

Outside - The attractive rear garden has been lovingly maintained having a shaped patio area with neat lawn beyond surrounded by mature planted beds and borders. Side access via double gates leads to front that has a block paved drive providing access to a single garage with up and over door and side pedestrian door to the rear garden.

Note: The drive and garage are accessed by a shared drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbysire.gov.uk

Our Ref: JGA/25052023

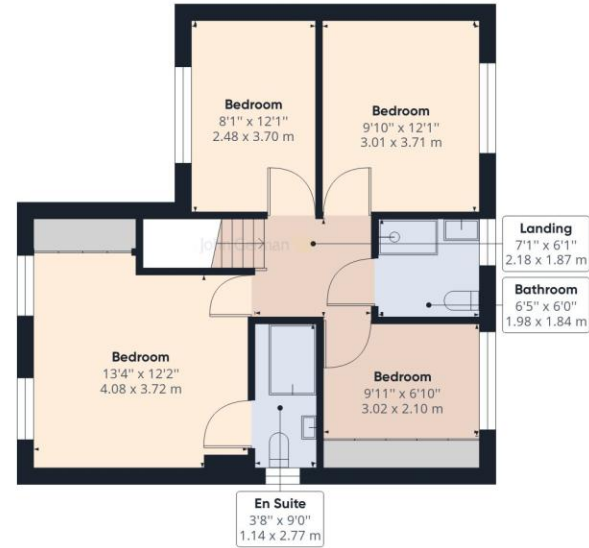
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1487.09 ft²

138.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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